



TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

PLANNING BOARD
(413) 259-3040
(413) 259-2402 [Fax]
planning@amherstma.gov

AMHERST PLANNING BOARD
Wednesday, October 5, 2016, 7:00 PM
Town Room, Town Hall
AGENDA

I. MINUTES

II. PUBLIC HEARINGS – ZONING AMENDMENTS

7:05 PM A-03-17 Zoning – Non-substantive Corrections (Planning Board)
(Continued from September 7, 2016)

To see if the Town will amend Article 11, Section 11.0, Amendment, of the Zoning Bylaw to give the Town Clerk (at the request of the Planning Board) authority to make strictly technical, non-substantive corrections to the Zoning Bylaw, including reordering, renumbering and correcting cross reference information and typographical errors where needed throughout the Bylaw

7:10 PM A-05-17 Zoning – Inclusionary Zoning (Planning Board)

To see if the Town will amend Article 15, Inclusionary Zoning, Section 15.10, by adding language to require compliance with Inclusionary Zoning requirements for projects that are permitted by Site Plan Review and for which the applicant requests a Special Permit for dimensional modification, in accordance with calculations set forth in the Planning Board Rules & Regulations

7:15 PM A-06-17 Zoning – Site Plan Review Applicability (Planning Board)

To see if the Town will amend Article 11, Administration and Enforcement, of the Zoning Bylaw, by replacing Section 11.21, Applicability, in its entirety and replacing it with language to clarify when Site Plan Review is required and to provide for administrative approval for minor alterations to building exterior or site and to amend Section 3.3 of the Zoning Bylaw, Use Classification and Standards to delete the reference to “by right” with regard to Site Plan Review and to delete Footnote 1

III. PUBLIC HEARINGS – PLANNING BOARD RULES & REGULATIONS

7:30 PM Town of Amherst Massachusetts – Planning Board Rules and Regulations – to consider amendments to Article II – Applications, Section 3, Information Required, Subsection E, Affordable Housing, to add a calculation of affordability requirement for projects that request a Special Permit for dimensional modification and in Subsection D. Cluster Subdivision & Open Space Community Development, subparagraph 1) change the words ‘Sketch Plan’ to ‘Yield Plan’

VI. PUBLIC HEARINGS – SITE PLAN REVIEW

7:45 PM SPR2017-00005 – Formosa Restaurant – 62 Main Street

Request Site Plan Review approval for replacement of front and rear entrance doors (Map 14A/59, B-G zoning district)

8:00 PM SPR2017-00006 – Raymond Goulet – 362 Henry Street

Request Site Plan Review approval for construction of a new fence (Map 9A/79, R-O zoning district)

V. PLANNING & ZONING

- A.** Zoning Subcommittee Report & Status
- B.** Planning Issues
- C.** Forums – Topics and Schedule
 - 1. TMCC Zoning Forum, November 1, 2016,
 Bangs Center, Large Meeting Room, 7:00 to 9:30 PM
 - 2. Other
- D.** Public Comment Period

VI. OLD BUSINESS

- A.** SPR2010-00012 – 321 Main Street – Patrick Kamins for Kamins Real Estate – new sign for Hope and Feathers
- B.** Decision Signing SPR2017-00001 Nauset Properties 156 South East Street
 SPR2016-00025 Emily Dickinson Museum 280 Main Street
 SPR2016-00027 Immanuel Lutheran Church
- C.** Topics not reasonably anticipated 48 hours prior to the meeting

VII. NEW BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VIII. FORM A (ANR) SUBDIVISION APPLICATIONS

IX. UPCOMING ZBA APPLICATIONS

X. UPCOMING SPP/SPR/SUB APPLICATIONS

XI. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen
Community Preservation Act Committee – Pari Riahi
Agricultural Commission – Stephen Schreiber
Design Review Board – Michael Birtwistle
Housing and Sheltering Committee – Greg Stutsman
Zoning Subcommittee – Rob Crowner and Greg Stutsman
UTAC (University and Town of Amherst Collaborative) – Greg Stutsman and Christine Gray-Mullen
Downtown Parking Working Group – Christine Gray-Mullen and Richard Roznoy

XII. REPORT OF THE CHAIR

XIII. REPORT OF STAFF

XIV. ADJOURNMENT